

PB# 99-13

Walden Savings Bank

23-1-53.1

99-13

WALDEN SAVINGS BANK
SQUIRE PLAZA (KARTIGANER)

Approved 7/1/99

DATE May 11, 1999 RECEIPT 039266
 RECEIVED FROM Martin Kenwood
 Address One Hundred — 00 DOLLARS \$100.00
 FOR Planning
Board Application Fee #99-13
Town Clerk
 BY Dorothy Hansen

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	✓
BALANCE DUE		MONEY ORDER	

DATE May 11, 1999 RECEIPT NUMBER 99-13
 RECEIVED FROM Martin S. Kenwood
 Address 41-36 Christie Ct. - Fair Lawn, NJ 07410
Seven Hundred Fifty 00/100 — DOLLARS \$750.00
 FOR Site Plan escrow
 BY J. Zappala
Nancy Mason, Secretary

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 -	CASH	
AMOUNT PAID	750 -	CHECK	# 1131
BALANCE DUE	-0-	MONEY ORDER	

DATE 7/1/99 RECEIPT 134105
 RECEIVED FROM Scott Kartiganer
 Address One Hundred — 00 DOLLARS \$100.00
 FOR P.B. # 99-13
Approval Fee
Town Clerk
 BY Dorothy Hansen

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	✓ 771
BALANCE DUE		MONEY ORDER	

DATE July 1, 1999 RECEIPT NUMBER 99-13
 RECEIVED FROM Scott & Sarah Kartiganer
 Address 872 Westfield St. - Middletown, CT 06457-1946
One Hundred Fifty - Four 65/100 — DOLLARS \$154.65
 FOR 2% of \$7,732.50 Cost Estimate - Inspection fee
 BY J. P. Mason
Nancy Mason, Secretary

ACCOUNT		HOW PAID	
BEGINNING BALANCE	154.65	CASH	
AMOUNT PAID	154.65	CHECK	# 772
BALANCE DUE	-0-	MONEY ORDER	

John Garrison -

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/27/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 99-13

NAME: WALDEN SAVINGS BANK
APPLICANT: JMR ASSOCIATES

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/01/1999	PLANS STAMPED	APPROVED
06/23/1999	P.B. APPEARANCE	ND:WVE PH APPR
05/12/1999	P.B. APPEARANCE	LA: REFER TO ZBA
05/05/1999	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/27/1999

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LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 99-13
NAME: WALDEN SAVINGS BANK
APPLICANT: JMR ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/11/1999	REC. CK. #1131	PAID		750.00	
05/12/1999	P.B. ATTY. FEE	CHG	35.00		
05/12/1999	P.B. MINUTES	CHG	18.00		
06/23/1999	P.B. ATTY. FEE	CHG	35.00		
06/23/1999	P.B. MINUTES	CHG	13.50		
06/29/1999	P.B. ENGINEER FEE	CHG	163.00		
07/27/1999	RET. TO APPLICANT	CHG	485.50		
			-----	-----	-----
		TOTAL:	750.00	750.00	0.00

L.R. 7/27/99

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/27/1999

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LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 99-13
NAME: WALDEN SAVINGS BANK
APPLICANT: JMR ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/29/1999	2% OF \$7,732.50 INSP. FEE	CHG	154.65		
07/01/1999	REC. CK. #772	PAID		154.65	
		TOTAL:	154.65	154.65	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/27/1999

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LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 99-13

NAME: WALDEN SAVINGS BANK

APPLICANT: JMR ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/29/1999	P.B. APPROVAL FEE	CHG	100.00		
07/01/1999	REC. CK. #771	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/27/1999

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 99-13

NAME: WALDEN SAVINGS BANK

APPLICANT: JMR ASSOCIATES

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/11/1999	EAF SUBMITTED	05/11/1999	WITH APPLIC
ORIG	05/11/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/11/1999	LEAD AGENCY DECLARED	05/12/1999	TOOK L.A.
ORIG	05/11/1999	DECLARATION (POS/NEG)	06/23/1999	DECL. NEG DEC
ORIG	05/11/1999	SCHEDULE PUBLIC HEARING	/ /	
ORIG	05/11/1999	PUBLIC HEARING HELD	/ /	
ORIG	05/11/1999	WAIVE PUBLIC HEARING	06/23/1999	WAIVE PH
ORIG	05/11/1999	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/23/1999

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-13

NAME: WALDEN SAVINGS BANK

APPLICANT: JMR ASSOCIATES

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	06/15/1999	MUNICIPAL HIGHWAY	06/21/1999	APPROVED
REV1	06/15/1999	MUNICIPAL WATER	06/21/1999	APPROVED
REV1	06/15/1999	MUNICIPAL SEWER	/ /	
REV1	06/15/1999	MUNICIPAL FIRE	06/21/1999	APPROVED
ORIG	05/11/1999	MUNICIPAL HIGHWAY	05/13/1999	APPROVED
ORIG	05/11/1999	MUNICIPAL WATER	05/12/1999	APPROVED
ORIG	05/11/1999	MUNICIPAL SEWER	06/15/1999	SUPERSEDED BY REV1
ORIG	05/11/1999	MUNICIPAL FIRE	05/12/1999	APPROVED

Yes!!

L.A.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassalick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765

MEMORANDUM

29 June 1999

TO: MYRA MASON, P.B. SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: WALDEN SAVINGS BANK SITE PLAN (P.B. # 99-13)

I have reviewed the cost estimate for the subject project as prepared by Kartiganer. I find the bond estimate amount of \$7732.50 acceptable. I am not aware of any other conditions of approval.

I am attaching a copy of the time printout for our services such that you can close out the file.

If you have any further questions regarding this application, please do not hesitate to contact me.

Myra062999.doc

2% 154.65

AS OF: 06/30/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99- 13

FOR WORK DONE PRIOR TO: 06/30/99

TASK NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION--	RATE	HRS	TIME	EXP.	DOLLARS----- BILLED	BALANCE
99-13	148790	05/05/99	TIME	MJE	WS WALDEN SAVINGS S/P	75.00	0.50	37.50			
99-13	148877	05/11/99	TIME	MJE	MC WAL SVNGS STTF (SQU)	75.00	0.40	30.00			
99-13	148334	05/12/99	TIME	MJE	MM WALDEN D(SAPP>ZBA	75.00	0.10	7.50			
99-13	148543	05/12/99	TIME	SAS	CI WALDEN BANK/TRC	28.00	0.50	14.00			
99-13	148887	05/12/99	TIME	MJL	MC WALD SAVF STTL (SQU)	75.00	0.20	15.00			
99-13	152565	06/22/99	TIME	MCK	CI WALD SAV BANK TR	28.00	0.50	14.00			
99-13	151900	06/23/99	TIME	MJF	MM Walden Bank CONID APP	75.00	0.10	7.50			
99-13	152993	06/29/99	TIME	MJF	MC Walden S/P Closeout	75.00	0.50	37.50			
								163.00			
99-13	151084	06/14/99			BILL 99 615					-104.00	
										-104.00	
					TASK TOTAL			163.00	0.00	104.00	59.00
					GRAND TOTAL			163.00	0.00	-104.00	59.00

99-13
6/30/99

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

* * * * *

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$

MULTI-FAMILY SITE PLANS:

 UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$

 UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS)....\$

TOTAL ESCROW PAID:.....\$

* * * * *

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 (9)

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00
PLUS \$25.00/UNIT B.

TOTAL OF A & B: \$ X

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

 @ \$500.00 EA. EQUALS: \$ X
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$

2% OF COST ESTIMATE \$ EQUALS \$ 154.65 (2)

TOTAL ESCROW PAID:.....\$

TO BE DEDUCTED FROM ESCROW:

RETURN TO APPLICANT: \$

ADDITIONAL DUE: \$

RESULTS OF T.B. MEETING OF: June 23, 1999

PROJECT: Walden Savings Bank **P.B.#** 99-13

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M) 5 S) 11 VOTE: A5 N0

2. TAKE LEAD AGENCY: Y___N___

CARRIED: YES ✓ NO

M)___S)___ VOTE: A___N___

CARRIED: YES___NO___

WAIVE PUBLIC HEARING: M) S S) A VOTE: A S N 0 WAIVED: Y ☒ N ☐

SCHEDULE P.H. Y___N ☒

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)___S)___ VOTE: A___N___

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: _____

M) S) VOTE: A 4 N 0 APPROVED CONDITIONALLY: 6-23-99

NEED NEW PLANS: Y N ✓

DISCUSSION/APPROVAL CONDITIONS:

Bond Estimate

ZBA REFERRALS:

WALDEN SAVINGS BANK SITE PLAN (99-13)

Mr. Scott Kartiganer appeared before the board for this proposal.

MR. PETRO: I guess we're going to convert former Bank of New York to a Walden Savings Bank with the canopy. You're here for the canopy and we're sending you to the Zoning Board for the canopy?

MR. KARTIGANER: Yes, we're looking to get sent to the Zoning Board.

MR. KARTIGANER: Gentlemen and members of the planning board, what we have here in front of you is site plan of the overall, what we're doing, what you have in front of you is a partial site plan for the conversion, for the rehabbing of the existing bank building, former Bank of New York building. This will be converted to a Walden Savings Bank. This is the overall property owned by JMR Associates, it had been in last year, just got constructed, the movie theater and the rehabbing of basically the entire center. The property in question is this, is the bank building, lower left hand corner of this plan, we're looking to put in a canopy over top of a drive-up banking window, basically. All the parking that's available just for reference has been included in the overall site plan when we went through the shopping center. This portion of the partial site plan shows where we'd be coming in, this is the existing, we're not changing any of the traffic flow from what has been there in the past. Cars would come in through the rear of the bank, come this way, we'll be adding a center island here so that the cars can come up to a new window. There will be a new window to replace the existing drive-up window. There will also be a somewhat remote center island which will have another drive-up window. This is a slight encroachment of the existing curb. It's a Belgian block curb that's there now, we'll be correcting that also at the same time. The only item that's out of variance is for the canopy, the canopy will be a type we're trying to fit a canopy into that existing, it's an old roof, I think we

can fit a nice canopy, dormer type of canopy over top of it, blend in with the existing roof, new roof, all new roofing materials will be placed on the entire structure. It's basically quite simple, what we do require though is a side yard variance to replace the canopy.

MR. PETRO: Anything other than the canopy, that's the only thing you're changing on the site plan?

MR. KARTIGANER: That's all we're changing.

MR. STENT: The parking that you're showing on the plan here, this parcel, is this a separate parcel from the rest of it?

MR. KARTIGANER: No, it's been all, it's been all combined into one. Now, the owner is JMR Associates, so everything but the parking, this was an out parcel that the parking is, there's a cross parking agreement, it's owned by the same owner, when this was installed, all the parking for the bank was there, when we went through the process for the movie theater, we included that and that's in the calculations.

MR. STENT: I just wanted to make sure, I have no questions, we're really not doing anything other--

MR. PETRO: I agree.

MR. STENT: Make a motion that we approve.

MR. ARGENIO: Second it.

MR. PETRO: Just before we do that, why don't we consider taking lead agency and then maybe we can go for a final. So you want to withdraw?

MR. STENT: Withdraw and make a motion we declare ourselves lead agency.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare themselves lead

agency. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. PETRO	AYE

MR. PETRO: Now, at this time--

MR. STENT: Make a motion for approval on the Walden Savings Bank site plan.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Walden Savings Bank site plan. Before we do a roll call, there's a number of issues that really needed, you see Mark's comments, they are extensive, so you're going to have to correct all of them or administer them.

MR. KARTIGANER: This will be subject to the variance approval?

MR. PETRO: Nothing to do with the Zoning Board, I'm just saying before you come back here, just have all this cleared up, if you are successful there. We have a motion, it's been seconded. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. STENT	NO
MR. PETRO	NO

MR. PETRO: At this time, you've been referred to the New Windsor Zoning Board for your necessary variances. Once you have received them, successfully received them, you can administer them onto this plan and reappear before this board for further planning board review. Thank you.

May 12, 1969

7

MR. EDSALL: Jim, one item, the rest of the items are fairly straightforward, one that needs some input from the board is Comment 3 as to what type of curb you want along that side of the building. There had been some discussion on possibly putting Belgian block in or concrete and I know they are looking at the option as well of asphalt.

MR. PETRO: What's on the rest of the site?

MR. EDSALL: There's Belgian block, but the rest of the new site is concrete.

MR. STENT: Concrete.

MR. PETRO: Concrete.

MR. EDSALL: Thank you.

MR. KARTIGANER: Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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- ☐ **Main Office**
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: WALDEN SAVINGS BANK SITE PLAN
PROJECT LOCATION: SQUIRE VILLAGE SHOPPING CENTER
SECTION 23 -BLOCK 1 -LOT 53.1
PROJECT NUMBER: 99-13
DATE: 12 MAY 1999
DESCRIPTION: THE APPLICATION INVOLVES THE RE-ACTIVATION OF
THE EXISTING BANK ON THE NORTHWEST CORNER OF
THE SQUIRE VILLAGE SITE, INCLUDING THE
CONSTRUCTION OF A NEW CANOPY FOR THE DRIVE-
THRU LANE.

1. Construction of the canopy as proposed on the plan requires a setback Variance from the property line. As such, a referral to the Zoning Board of Appeals would appear appropriate. As well, it may be beneficial for the Planning Board to comment on the Site Plan review aspect of the proposed canopy at this time.

Based on the bulk information submitted, only a single sideyard variance would appear necessary.

2. The Site Plan requires several corrections and additions, which should be accomplished prior to resubmittal to the Planning Board. Based on my initial review of the plan, the following corrections appear necessary:
 - a. On the site plan and kiosk plan, the dimensions for the canopy extension and the dimension to the property line should be clearly labelled. Some verification should be made regarding all the dimensions. The 20'-8" dimension states same is taken from the outside edge of curb, with the dimension arrow appearing to run from the building face. Similarly, all dimensions should be checked.
 - b. The frontyard setback dimension should be depicted on the Site Plan.

A handwritten signature, possibly 'JW', is written in the bottom left corner of the page.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: WALDEN SAVINGS BANK SITE PLAN
PROJECT LOCATION: SQUIRE VILLAGE SHOPPING CENTER
SECTION 23 -BLOCK 1 -LOT 53.1
PROJECT NUMBER: 99-13
DATE: 12 MAY 1999

Page Two

- c. The "Site Plan" should be labelled "Partial Site Plan".
 - d. The partial Site Plan should have a scale indicated. Similarly, the elevation and kiosk plan should have a scale noted.
 - e. The plan should include a key reference plan to the overall Squire Village Site Plan.
 - f. The plan should include a location plan.
 - g. The plan should include lighting information regarding the site.
 - h. The plan should include any existing and/or proposed landscaping for the site.
 - i. For the northerly property line where the curb encroachment exists, clarify "seed scared area".
 - j. The partial Site Plan includes a dashed line from the northerly property line heading south, at the east of the building. Please identify.
3. The Planning Board should note that the belgium block curb on the north side of the site is an encroachment to the adjoining property. The Applicant proposes to remove this encroachment and replace the belgium block curb with an asphalt curb along the property line. I strongly recommend that the Planning Board require either a replacement in kind or concrete curb.
4. The Applicant has indicated that this bank site is part of the overall site. A review of the most recent Squire Village Shopping Center plan prepared by the same Engineer, and stamped approved by the Planning Board on 21 September 1998, indicates the bank parcel as a separate out-parcel. During the Planning Board work session we were advised that this is a lease parcel, but part of the overall parcel. Inasmuch as there is inconsistency between the previous information submitted and the current representations, I suggest that the Planning Board require submittal of appropriate deeds for review by the Town Attorney to confirm if this is all part of one site.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

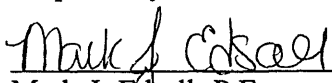
REVIEW NAME: WALDEN SAVINGS BANK SITE PLAN
PROJECT LOCATION: SQUIRE VILLAGE SHOPPING CENTER
SECTION 23 -BLOCK 1 -LOT 53.1
PROJECT NUMBER: 99-13
DATE: 12 MAY 1999

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Relatively, if it is part of the same site, but is a lease parcel, the Planning Board Attorney should review the appropriate provisions of the lease agreement to verify that the parking on the Squire Village site is available as parking to serve this bank facility. It should be noted that the previously approved Squire Village Site Plan does provide 10 spaces for parking within the table.

5. Based on the representation that this is part of the single parcel and overall site, this becomes a Site Plan amendment to the previous approval. With this in mind, the SEQRA review of the project can be limited to the single "substantial" outside improvement, that being the canopy.
6. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
7. Once the Applicant returns from the Zoning Board of Appeals with a corrected plan, I will be pleased to continue to my review of the Site Plan application as submitted.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJesh

A:wald512.sh

JMR ASSOCIATES LLC

MR. NUGENT: Request for 14 ft. 6 in. side yard variance for proposed canopy at Walden Savings Bank (BNY) at Squire Village located at 213 Quaker Avenue in an NC zone.

Mr. Scott Kartiganer and Mr. John Garrison appeared before the board for this proposal.

MR. KARTIGANER: My name is Scott Kartiganer, engineer. What we're requesting is an alteration to an existing site plan for a project that's located, it's the theaters, Squire Village Theaters on Route 94. What we're looking at doing is putting on a canopy, requesting a variance from the existing 15 foot side yard variance to six inches off the property line to put a canopy over the existing drive-in at the currently vacant bank building. The bank building is planned to be occupied by Walden Savings Bank and we have some photos to show you.

MR. NUGENT: Canopy's going to go over the driveway?

MR. KARTIGANER: Yes, it's going to go over the driveway, it's a cover, we're correcting some, there's some slight encroachments on the side of the property, we're correcting those, putting in an island to separate the walkways. We're doing quite a bit of improvements. John Garrison is here, by the way, too, also representing the bank. And we're going to be basically cleaning up the entire site.

MR. NUGENT: Is that going to pose a height problem for vehicles?

MR. KARTIGANER: No, it won't, sir, there's an existing canopy over top, let me show you a picture, here's what it looks like.

MR. NUGENT: I'm familiar with what it looks like.

MR. KARTIGANER: Canopy itself, the bottom of the height will be exactly the same as the roof line, just extending a dormer type canopy over top of the driveway

so it blends in with the rest of the building. After we put the canopy over top, we're removing the entire structure, just putting new shingles and whatnot, so it will all blend in.

MR. REIS: What's the clearance?

MR. KARTIGANER: Clearance is approximately ten feet to the bottom of the soffit. I have a cross-section, what it would be is a cantilevered type of dormer, we're very tight on space on the outside edge of the property so what we'd be doing is suspending the dormer, there's a canopy, a cantilever with the post being in the center island.

MR. REIS: Is this to keep the elements off the customers?

MR. KARTIGANER: That's exactly what it's for.

MR. GARRISON: Sure.

MR. TORLEY: At the edge of the canopy, how far will you be from the property line?

MR. KARTIGANER: We're showing six inches.

MR. TORLEY: You're sure of that six inches? Obviously, if you need a variance--

MR. KARTIGANER: That's right, it will be six inches or more than six inches away, the actual construction may be slightly less, we wanted to make sure we had an adequate clearance, we went to the planning board also got a positive response from them, I think the minutes are back to the ZBA and we also did receive our variances so we're ready to proceed towards public hearing.

MS. BARNHART: Will you be looking for a sign, Scott?

MR. KARTIGANER: No, the sign will be in conformance.

MS. BARNHART: Okay.

MR. KRIEGER: Mr. Chairman, if I may, for the record, I have my office in this complex. The applicant is also my landlord, but I have no financial interest in this and I have no non-financial interest in it, makes no difference to me.

MR. NUGENT: Okay, can I hear a motion from someone?

MR. TORLEY: I move we set up JMR Associates for their public hearing.

MR. REIS: Second it.

ROLL CALL

MR. REIS	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MR. REIS: What about the runoff from the canopy?

MR. KARTIGANER: Right now, if you go to the next page, we're pretty much running all the runoff around and collecting, we're pretty much collecting everything in roof drains, running everything underground, good size commercial drains.

MR. NUGENT: Storm drains on the site.

MR. KARTIGANER: And storm drainage on site, correct.

MR. KRIEGER: Scott, when you come back, those are the criteria on which the State requires the Zoning Board to act. I'm sure you're familiar with them, but it's just a reminder, checklist for you.

MR. KARTIGANER: Appreciate it. Thank you.

**ZONING BOARD OF APPEALS
REGULAR SESSION
MAY 24, 1999**

AGENDA:

7:30 P.M. - ROLL CALL

**MOTION TO ACCEPT MINUTES OF THE 04/26 AND 05/10/99
MEETING IF AVAILABLE.**

PRELIMINARY MEETING:

- ET UP FOR P/H* 1. **GATTO, GINA** - Request for variation of Section 48-14A(4) of the Supplemental Yard Regulations to allow existing garage to project closer to road than principal structure at 651 Twin Arch Road in an R-1 zone. (55-1-21.2).
- ET UP FOR P/H* 2. **LIBRIZZI, JAMES** - Request for 4 ft. side yard variance for existing shed located at 15 St. Josephs Place in an R-4 zone. (23-4-5).
- ET UP FOR P/H* 3. **WOLF, ZEV** - Request for 8 ft. maximum bldg. height and permission to vary Section 48-14A(4) of Supp. Yard Regs. to construct a three-car garage at 1861 Little Britain Road in an R-1 zone. (51-1-64).
- ET UP FOR P/H* 4. **JMR ASSOCIATES LLC** - Request for 14 ft. 6 in. side yard variance for proposed canopy at Walden Savings Bank (BNY) at Squire Village located at 213 Quassaick Avenue in an NC zone. (23-1-53.11).

PUBLIC HEARING:

- APPROVED* 5. **FIORITI, GERALD** - Request for variation of Section 48-14A(4) of the Supp. Yard Regs. to permit construction of two-car garage nearer to the street than principal structure at 11 Oak Hill Drive in an R-1 zone. (52-1-73).
- APPROVED* 6. **ROSCINO/GUARDIAN STORAGE** - Request for variance to allow 8 ft. fence and Interpretation and/or area variance for front yard setbacks for a self-storage operation on n/s of Square Hill Road in a C zone. (4-1-4).

Pat - 563-4630 (o) or 562-7107 (h)

RESULTS OF B. MEETING OF: May 12, 1999

PROJECT: Walden Savings Bank **P.B.#** 99-13

LEAD AGENCY:

NEGATIVE DEC:

1. **AUTHORIZE COORD LETTER:** Y__ N__
2. **TAKE LEAD AGENCY:** Y ☒ N__

M)__ S)__ VOTE: A__ N__
CARRIED: YES__ NO__

M) 5 S) A VOTE: A 3 N 0
CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M)__ S)__ VOTE: A__ N__ **WAIVED:** Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M) 5 S) A VOTE: A 0 N 3

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ **APPROVED:** _____

M)__ S)__ VOTE: A__ N__ **APPROVED CONDITIONALLY:** _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Canopy over drive up window</u>
<u>Address Marks before returning to P.B.</u>



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **99-13**

DATE PLAN RECEIVED: **RECEIVED JUN 15 1999**

RECEIVED

JUN 21 1999

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 6/21/99
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **99-13**

DATE PLAN RECEIVED: **RECEIVED JUN 15 1999**

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Squire Village Shopping Center has been

reviewed by me and is approved ☒

disapproved ☐

~~If disapproved, please list reason~~ _____

Call for water service mark-out.

HIGHWAY SUPERINTENDENT _____ DATE _____

Stew D. D.V. 6-21-99
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **99-13**

DATE PLAN RECEIVED: **RECEIVED JUN 15 1999**

The maps and plans for the Site Approval WALDEN SAVING BANK
Subdivision Squire Village Shopping Center as submitted by
Scott Kartiganen for the building or subdivision of
Kenwood Associates has been
reviewed by me and is approved McDonald
disapproved _____.

If disapproved, please list reason _____

Sharon
Fire Inspector
6/25/99

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

☒ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # -

WORK SESSION DATE: 5 May 1999

APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Walden Savings

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Martine Wood, Harold Kuhn, John Garrison,
Scott 'K'

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- = Located at Destination
- = Parking is on original overall plan
included in calc (MJE check)
- = Mike B will refer to ZBA from B/I office
he needs Bldg permit app ASAP
- Scott to get P/B s/p Am app in ASAP
- Minimum escrow

pbwsform 10MJE98

X CLOSING STATUS 5/12
Set for agenda
possible agenda item
Discussion item for agenda
ZBA referral on agenda



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☐ Lot Line Change ☐ Site Plan ☒ Special Permit ☐

Tax Map Designation: Sec. 23 Block 1 Lot 53.1

1. Name of Project Welder Savings Bank

2. Owner of Record JMA Assoc. Phone 973-278 2200

Address: ONE GARRET Mountain Plaza - Suite 800 - West Patterson, NJ 07424-3327
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant JMA Assoc. Phone 973-278-2200

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan SCOTT KARTAGAN Phone 860-346-6610

Address: 872 WOLFELD ST. MIDDLETOWN CT 06457
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney N/A Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

SCOTT KARTAGAN 860-346-6610
(Name) (Phone)

7. Project Location:

On the EAST side of RT. 94 200 feet
(Direction) (Street) (No.)
SOUTH of UNION AVE
(Direction) (Street)

8. Project Data: Acreage 2 Zone NL School Dist. NEWBURGH

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) Property from Bank

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

5th DAY OF May 1999

Martin S. Kenwood
APPLICANT'S SIGNATURE

Michele M. Turck
NOTARY PUBLIC

MARTIN S. KENWOOD
Please Print Applicant's Name as Signed

***** MICHELE M. TURCK Notary Public, State of New York *****
***** Commission Expires 4/28/01 *****
TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box directly above title block
(preferably lower right corner) for use by Planning Board in
affixing Stamp of Approval (ON ALL PAGES OF SP)
3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation *REF DRAWING*
10. ✓ Properties within 500' of site
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds *REF DRAWING*
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations *REF DRAWING*
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress

PROPOSED IMPROVEMENTS

22. ✓ Landscaping
23. ✓ Exterior Lighting *NA*
24. ✓ Screening *NA*
25. ✓ Access & Egress
26. ✓ Parking Areas
27. ✓ Loading Areas *NA*
28. ✓ Paving Details (Items 25 - 27)
29. ✓ Curbing Locations
30. ✓ Curbing through section
31. ✓ Catch Basin Locations *NA*
32. ✓ Catch Basin Through Section *NA*
33. ✓ Storm Drainage *NA*
34. ✓ Refuse Storage *NA*
35. ✓ Other Outdoor Storage *NA*
36. ✓ Water Supply *NA*
37. ✓ Sanitary Disposal System *NA*
38. ✓ Fire Hydrants *NA*
39. ✓ Building Locations
40. ✓ Building Setbacks *NA* (PRE EXISTING BLDG -)
41. NA Front Building Elevations
42. NA Divisions of Occupancy
43. NA Sign Details
44. ✓ Bulk Table Inset
45. ✓ Property Area (Nearest 100 sq. ft.)
46. ✓ Building Coverage (sq. ft.)
47. ✓ Building Coverage (% of total area)
48. ✓ Pavement Coverage (sq. ft.)
49. ✓ Pavement Coverage (% of total area)
50. ✓ Open Space (sq. ft.)
51. ✓ Open Space (% of total area)
52. NA No. of parking spaces proposed (SEE REF. DRAWING)
53. ✓ No. of parking spaces required (SEE REF. DRAWING)

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. NA

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  8.5.99
Licensed Professional Date

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>JMR ASSOC.</u>	2. PROJECT NAME <u>WALDEN SAVING BANK CANOPY</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>EAST SIDE OF RT 94 200 FEET SOUTH OF UNION AVE</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>INSTALL CANOPY OVER DRIVE UP WINDOW AREA & ADD NEW ISLAND FOR DRIVE UP SERVICE.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>480 SF</u> acres Ultimately <u>480 SF</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>SIDE YARD VARIANCE REQUIRED FOR CANOPY</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>NA</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>JMR ASSOC.</u> Date: <u>5.5.99</u>	
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	

Name of Lead Agency	
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)

Date	

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

JMR ASSOCIATES LLC deposes and says that he resides
(OWNER)

at 1 GARRET MT. PLAZA #200 in the County of WEST PATTERSON
(OWNER'S ADDRESS)

and State of MT. and that he is the owner of property tax map

(Sec. 23 Block 1 Lot 53.1)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

SCOTT KARTIGAWER ENGINEERS, 872 WESTFIELD ST
(Name & Address of Professional Representative of Owner and/or Applicant)
MIDDLETOWN, CT. 06457

to make the foregoing application as described therein.

Date: 5.5.99

Scott Keltner

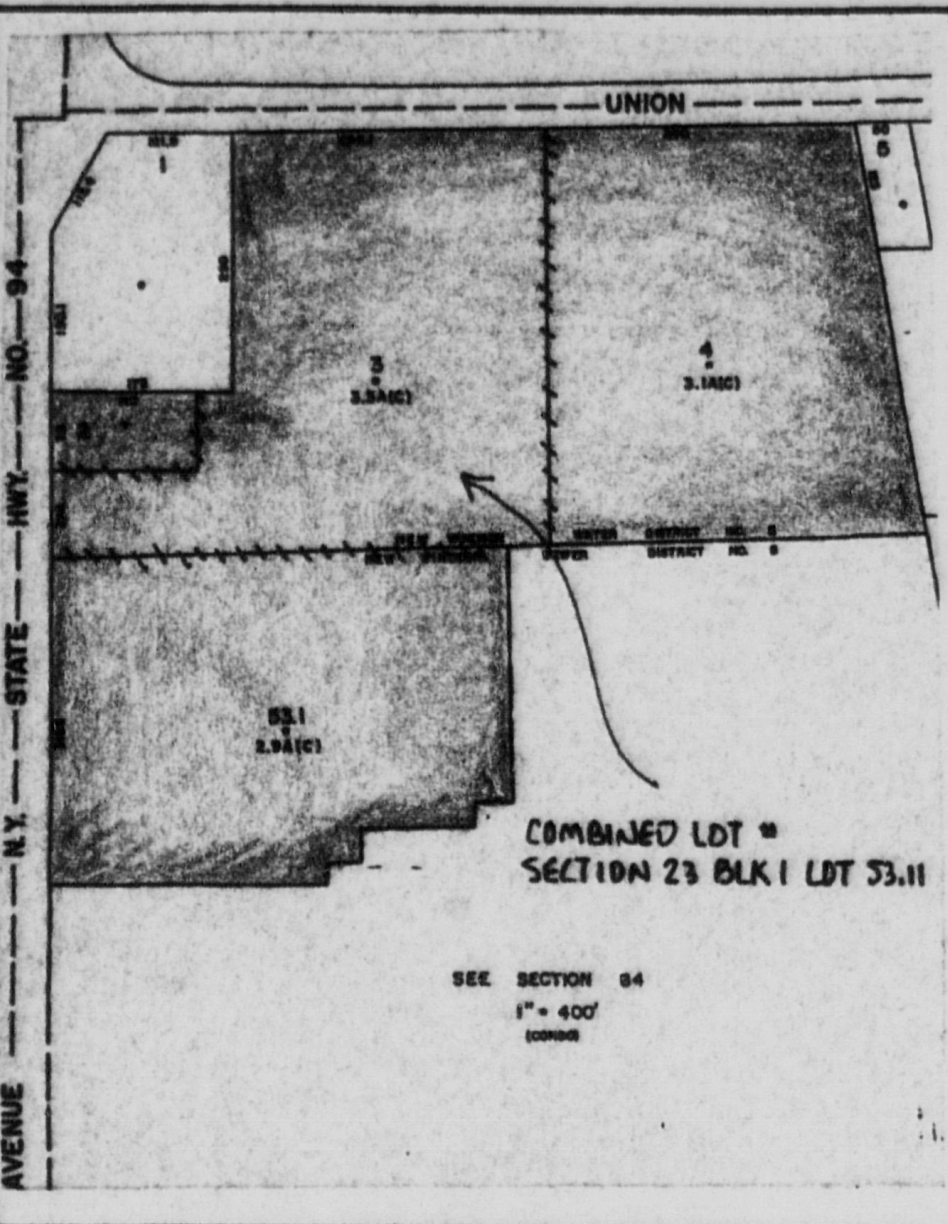
Witness' Signature

Walter S. Keltner
Owner's Signature

Applicant's Signature if different than owner

Scott Keltner
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**



TAX MAP LOCATION

SHOWING FORMER LOTS— SECTION 23, BLOCK 1, LOTS 2,3,4,53.1
COMBINED INTO A SINGLE TAX PARCEL SECTION 23, BLOCK 1, LOT 53.11

REVISION 9 NOTES:

1. PROJECT "SQUIRE VILLAGE SITE SHOPPING CENTER" REV. 8 7-1-98 AS APPROVED BY THE TOWN OF NEW WINDSOR PLANNING BOARD SEPTEMBER 21, 1998 HAS BEEN SUBSTANTIALLY CONSTRUCTED TO HAVE RECEIVED A CERTIFICATE OF OCCUPANCY BY THE TOWN. IMPROVEMENTS AS PER SAID SITE PLAN ARE SHOWN ON THIS REFERENCE SITE PLAN AS COMPLETE. HOWEVER, AN ACTUAL FIELD CERTIFIED AS-BUILT SURVEY HAS NOT BEEN PERFORMED TO CONFIRM THE ACCURACY OF THE GENERAL SITE CONSTRUCTION AND NO REPRESENTATIONS ARE MADE BY THE ENGINEER AS TO THE ACCURACY OF SAME.

2. PROPERTY LINES REFLECT THE COMBINING OF SEVERAL LOTS INTO ONE TAX LOT WHICH ARE IN EXISTENCE AT THE TIME OF REVISION 9. THESE INCLUDE LOTS PREVIOUSLY KNOWN AS SECTION 23, BLOCK 1, LOTS 2,3,4 AND 53.1 AND ARE NOW INCLUDED INTO A SINGLE TAX LOT 53.11.

3. PROJECT PROPOSED IS A SITE PLAN AMENDMENT TO THE PREVIOUS APPROVAL AND IS LIMITED TO THE AREA OF THE EXISTING BANK BUILDING AS SHOWN ON THE PLAN.

GENERAL SITE PLAN

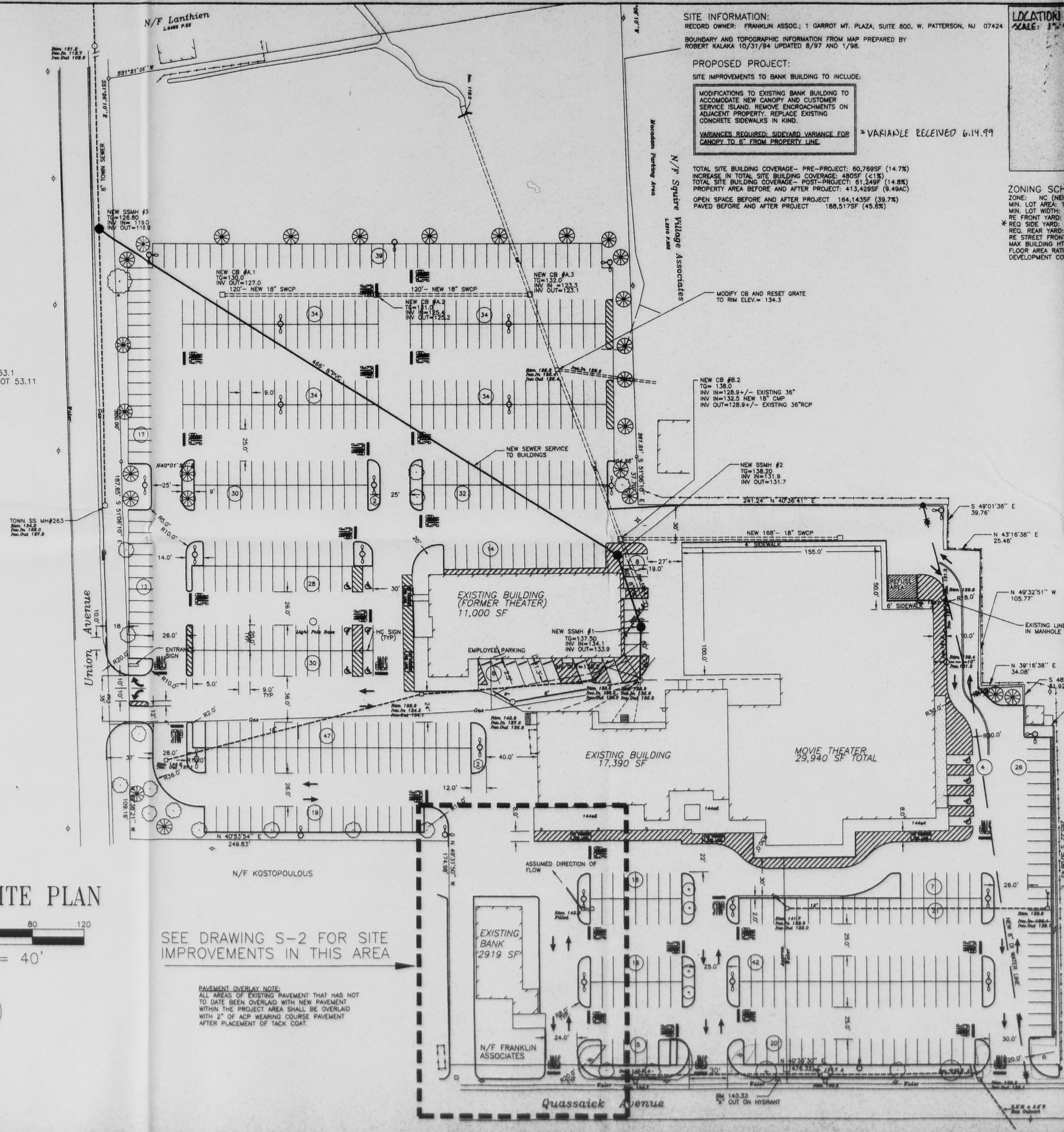
Scale 1" = 40'



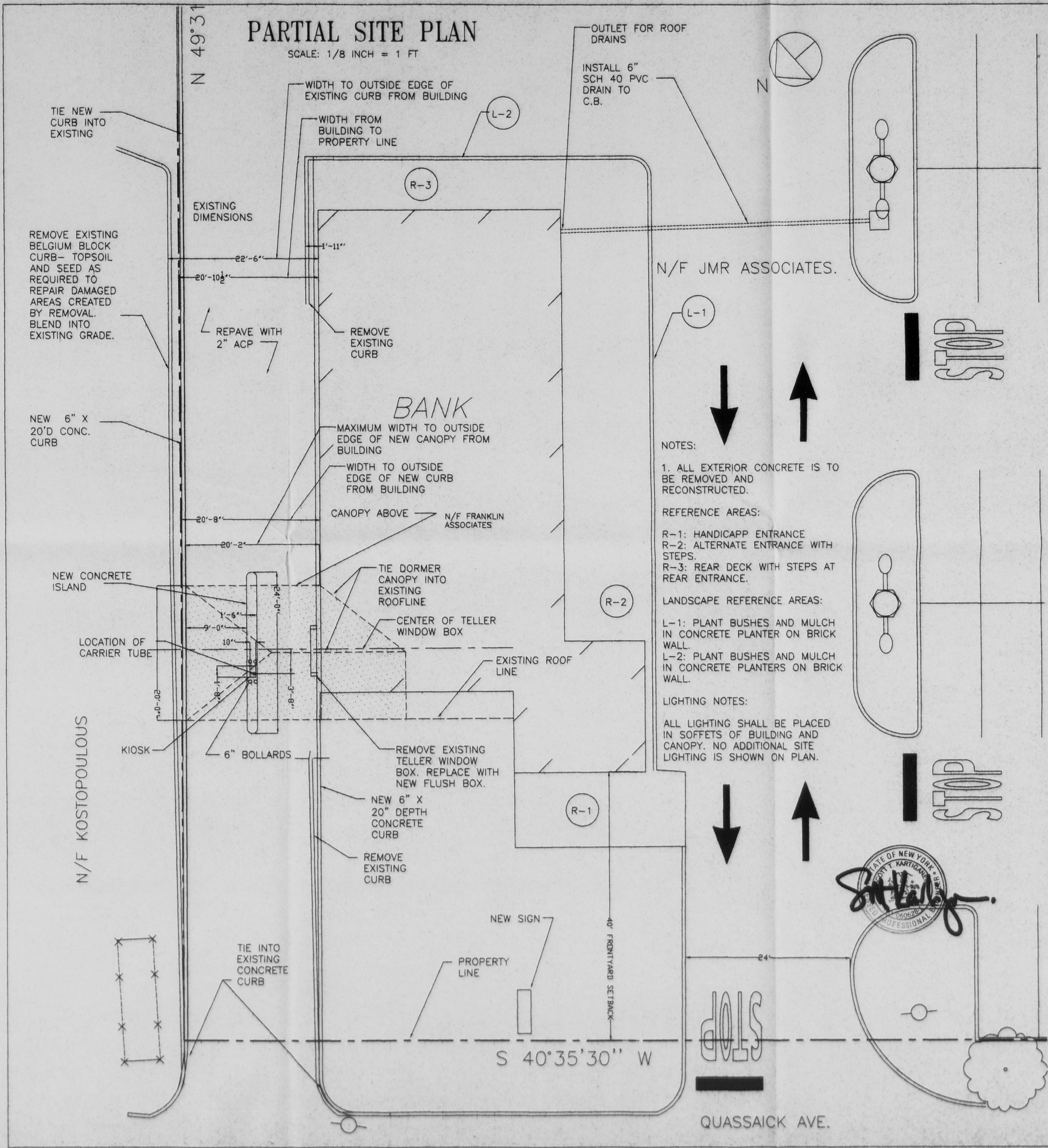
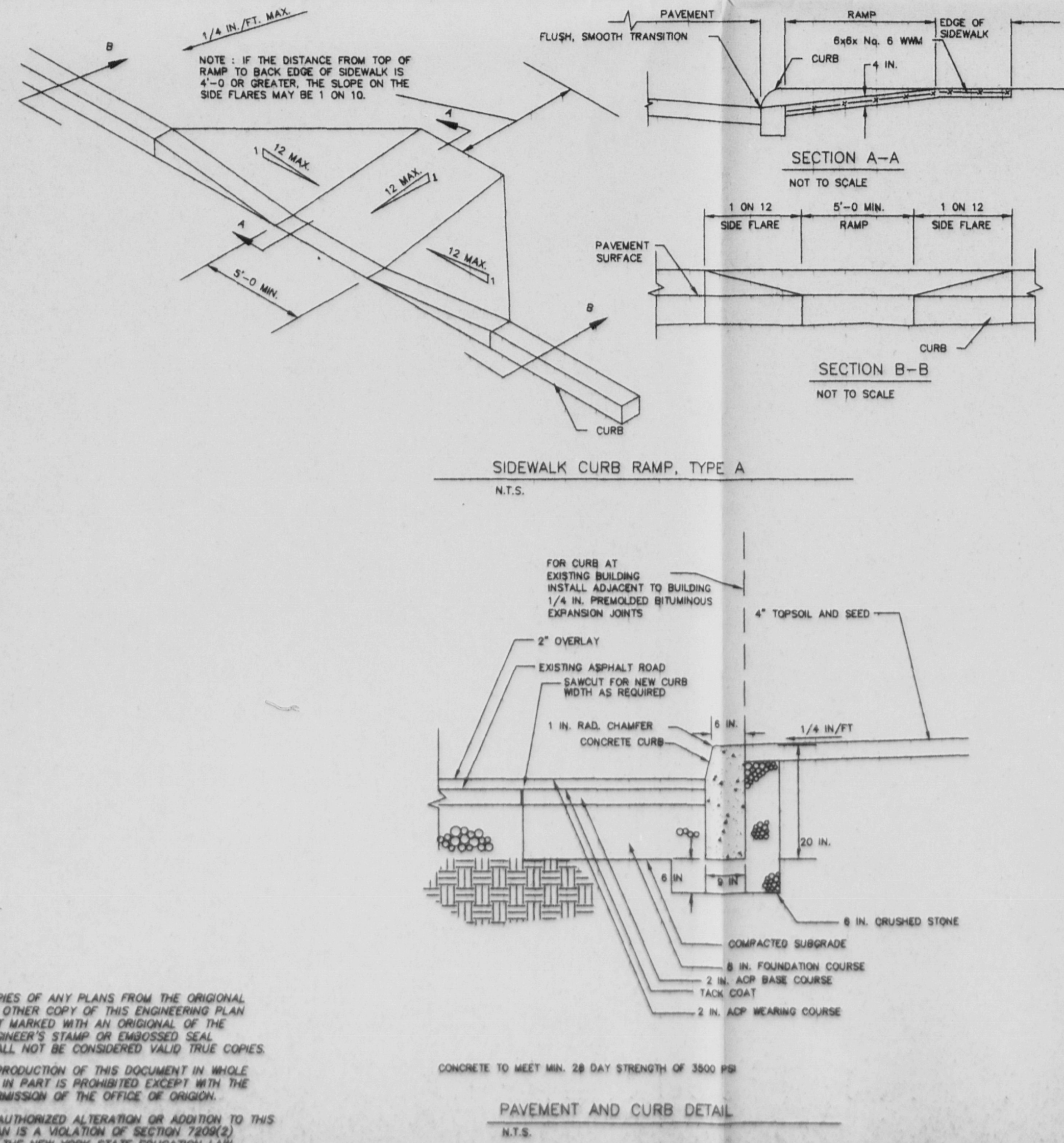
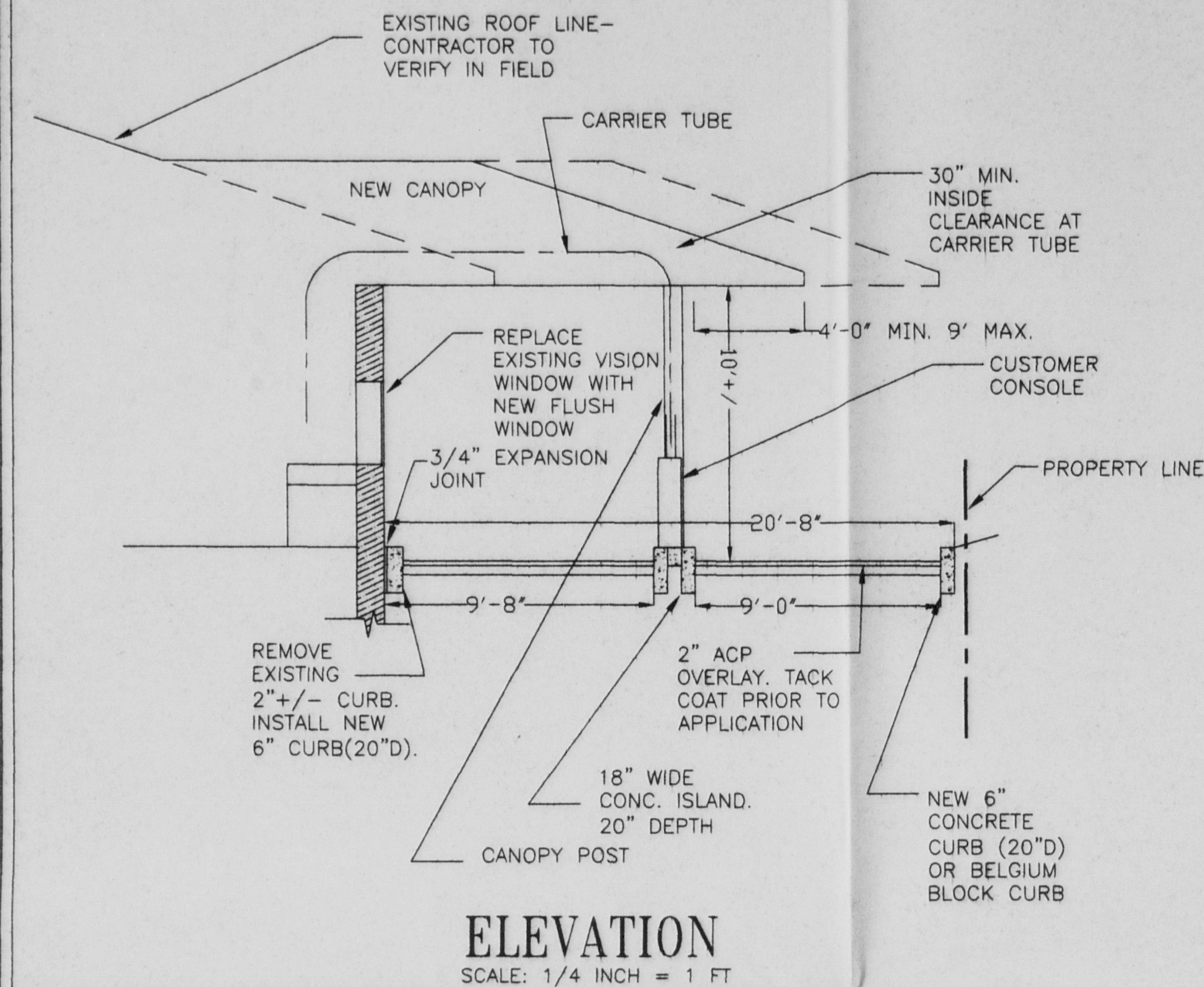
COPIES OF ANY PLANS FROM THE ORIGINAL OR OTHER COPY OF THIS ENGINEERING PLAN NOT MARKED WITH AN ORIGINAL OF THE ENGINEER'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID TRUE COPIES.

REPRODUCTION OF THIS DOCUMENT IN WHOLE OR IN PART IS PROHIBITED EXCEPT WITH THE PERMISSION OF THE OFFICE OF ORIGIN.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7206(2) OF THE NEW YORK STATE EDUCATION LAW.



C:\MIDTOWN\DESIGN\SP projects- 98-1\Newman 5-99\Walden bank\Revised Site design-5-14-99.dwg Fri May 21 12:37:23 1999 Scott Kartiganer, P.E. Middletown, CT



Title Site Plan	
DRAWING: S-2 Scale: AS SHOWN Date: 28 April 1999	
2	5.14.99 MOD. PER PB & VSB
1	5.6.99 MODIFIED PER PB & ME
No.:	Date:
Project: Squire Village Bank Building Site Improvements for Walden Savings Bank AMENDMENT TO EXISTING CENTER SITE PLAN New Windsor, New York	
Project No. SK99-600.00 Drawing No. Plan.dwg	
Scott Kartiganer, P.E. Consulting Engineers Civil/Environmental Design & Planning 555 Blooming Grove Turnpike New Windsor, N.Y. 12553 Ph: 914-480-2173	
872 Westfield Street Middletown, CT 06457 Ph: 860-346-6610	
COPY PLAN DISSEMINATION CLERK LINE CHANGE APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING DEPARTMENT EST. 1999	